PT LOT 32 IN OR 673/705
(EX ESMT IN OR 630/47 & EX
UTIL ESMT IN OR 1228/1009)

GREEN BARBARA L/E/
PO BOX 454
YULEE, FL 32041-0454

2024

42-3N-28-5080-0032-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

97079 ADDISON PL, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/20/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		5,165
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		144,365
SOH/AGL Deduction		85,967
ASSESSED VALUE		58,398
TOTAL EXEMPTION VALUE	HX HB WX	38,398
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		144,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240006044	2024 CHAMPION DOU	0	05/20/2024
B23687	XFOB	316	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1324	1/08/2024	WD	U	I	11	100
GRANTOR: GREEN BARBARA						
GRANTEE: MOORE WANDA EILEEN						
0673/0705	1/06/1993	QC	U	I	01	100
GRANTOR: GREEN NATHANIEL JR						
GRANTEE: GREEN BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0510	GARAGE WD-	0	100	26	26	676.00	SF	23.45	23.45	100	1975	1975	3	20	3,170	
2	0810	CONCRETE A	0	100	30	4	120.00	SF	6.50	6.50	100	1985	1985	3	47	367	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	

LAND DESCRIPTION

TOTAL OB/XF 5,165

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0008	OR	0.00	0.00	2.90	AC		1.00	1.00	0.60	80,000.00	48,000.00	139,200							

REVIEW DATE 07/01/2024 BY NW Total Acres: 2.90 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 08/06/2024 BY SYS